

## **MINUTES**

### **BOARD OF SUPERVISORS WORKSHOP SESSION**

**MAY 10, 2006  
5:00 P.M.**

The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, May 10, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Christopher Latta called the meeting to order at 5:00 p.m.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Mary Lou Pierce-McLain, Supervisor Jackie Eakin, and Supervisor Vince DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony Dawood, Township Engineer; Police Chief Walter Hughes; Mrs. Marie Daubert, Director of Parks and Recreation; Miss Shannon Spease, Assistant Director of Parks and Recreation; and Mrs. Sue Ellen Adams, Township Secretary/Treasurer.

Others present:

J. Funkhouser  
K. Devore  
Bill Swanick  
Rick Garnfa  
Dan Rocuskie

L.Spenard  
Ron Lucas  
R. Bowman  
Ken Nadler  
Don Seiple

### **PUBLIC PARTICIPATION**

None

### **RECREATION ADVISORY COUNCIL SILVER SPRING YOUTH BASEBALL ASSOCIATION PROPOSAL**

After discussing the draft response to the Silver Spring Youth Baseball Association (SSYBA) proposal by general consensus the Board of Supervisors requested that the Township Solicitor review the response before forwarding it to the SSYBA.

APPROVAL OF MINUTES  
APRIL 26, 2006

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the minutes from the meeting held April 26, 2006.

The motion carried.

NEW KINGSTOWN BY-PASS  
PRESENTATION

Mr. Ken Nadler of Mackin Engineering and PennDOT representative Mr. Dan Rocuskie discussed the current design of the New Kingstown By-Pass Project with the Board of Supervisors. Several suggestions were made by the Board for PennDOT consideration. Appreciation for project was expressed by the Board.

WALDEN (FORMERLY SUMMER  
HILL) 2006-3P

On a LeBlanc/Eakin motion, the Board of Supervisors approved the Walden (formerly Summer Hill) preliminary subdivision plan, 2006-3P, with the following waivers and conditions:

WAIVERS:

1. [SLDO:402.03.04] – Existing features within two hundred (200') feet of the subject tract.  
The Applicant is granted relief from the requirement to show all existing features within two hundred (200') feet of the subject tract on the plans. The waiver is approved on the basis that all necessary and appropriate features for the project are shown.
2. [SLDO:602.16.3] – Design Standards of Alleys.  
The Applicant is granted relief from the portion of this section that references the design standards in Sections 602.08.1, 602.09, 602.12.3, 602.12.5, and 602.12.6 relating to vertical curve lengths, horizontal street alignments, the minimum distances required between intersections,

and minimum cartway radii, respectively. The relief is approved on the basis that the local roads standards do not apply because these alleys will be privately owned and maintained and will function more as private driveways instead of local roads. Also, the proposed design will provide for traffic calming and discourage alley use as through road connections.

3. [SWMO:304.01.2] – Drawing Scale.  
(Correct citation is:[SWMO:304.01.1])  
The Applicant is granted relief from the requirement that the maximum scale used for site plans is 1" = 50'. The waiver is approved on the basis that the area is too large and cannot be depicted on one sheet with the required scale. Applicant requests permission to use a scale of 1" = 150', which will allow the entire site to be shown on a single plan sheet.
4. [SWMO:402.06] – Minimum Basin Slope.  
The Applicant is granted relief from the requirement that the storm water basin bottoms be either two (2%) percent slope for vegetated bottoms or one (1%) percent for bottoms with paved low flow channels. The relief is approved on the basis that level basin bottoms are in accordance with current DEP Best Management Practices. Applicant requests detention basin bottoms be level to promote infiltration.
5. [SWMO:402.06] – Lining of Retention Basins.  
The Applicant is granted relief from the requirement that storm water basins in known sinkhole-prone areas be lined to prevent infiltration into the ground. The waiver is approved on the basis that lining of detention/retention basins is not in accordance with current DEP best management practices.
6. [SWMO:402.07] – Groundwater Recharge.  
The Applicant is granted relief from the requirement that the use of groundwater

recharge systems only be permitted in cases where the Applicant has demonstrated that alternative facilities are not possible and the area is not a known sinkhole-prone area. The waiver is approved on the basis groundwater recharge is required by DEP.

7. [SLDO:602.12.5] – Cartway edge radii at intersections  
The Applicant is granted relief from the requirement that the minimum cartway radius at an intersection of two local roads be a minimum of thirty (30') feet. The relief is approved on the basis that Charter Homes' experience with village type scenarios is that a smaller radius along with other design features provides a much better "village" atmosphere and can provide for some traffic calming. In substitution, the Applicant is proposing a minimum radius of twenty (20') feet.

IMPACT COMMENTS:

1. Revise Exhibit 14 (Level of Service Matrix). For SR 0114/Woods Drive, the LOS for the WB is transposed with LOS for the EB.
2. During the PM Peak SB movement at the SR 0114/Texaco Road intersection, the LOS drops from B to C, which represents a five (5) second increase in delay. The applicant shall provide mitigation measures or a waiver request.
3. [SWMO:304.04.3] – The NPDES Permit PAI2-0321-04-001 for the stormwater discharges from this site explicitly states: "No condition of this permit shall release the permittee or co-permittee from any responsibility or requirement under Pennsylvania, federal environmental statutes and regulations, or local ordinances." Therefore, any groundwater recharge or infiltration systems such as those proposed with this project will require the

submission of the plans and data certified by a professional experienced and educated in geotechnical engineering and soil mechanics. Also, the plans and reports must include the information required by SWMO Sections 304.04.3 and 402.07.

4. [SWMO:402.08.1] – Maximum Basin Depth

The Applicant is requesting relief from the requirement that the maximum basin depth as measured from the emergency spillway crest to the bottom of basin not exceed six (6') feet. The relief is requested on the basis that the topography and tributary drainage area requires a deeper basin with a smaller footprint rather than shallower basin with a larger footprint. The applicant has designed the other three basins on the site to conform to this requirement. Based on the current submitted information, a waiver of the maximum basin depth is not required.

ZONING ORDINANCE OF 2003 (ZO):

5. [ZO:207.10] – Design Requirements.  
The individual lot dimensions and areas shown on sheets 7 and 8 are difficult to read and verify compliance with the ordinance requirements. Revise as required to make this information legible.

SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE OF 2003 (SLDO):

6. [SLDO:402.02.08] – All sheets require a North arrow. See profile sheets 17, 19, 24, 28, & 31.
7. [SLDO:402.02.11] – The Applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan.
8. [SLDO:402.02.11] – The conditions of Conditional Use CU2005-15 are hereby made conditions of the preliminary plan approval. The Applicant shall show compliance with conditions 14 and 15.

9. [SLDO:402.03.2] – Update the landowner identification of the adjacent properties. All sheets shall show consistent information in this regards.
10. [SLDO:402.04.6] – Easements for storm water facilities for access and maintenance shall be provided for any portion of the storm water collection and conveyance system not located within the private right-of-way. All easements shall be shown to the extent necessary to allow accurate field location.
11. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service. Provide letters before Final Plan approval.
12. [SLDO:602.08] – Provide grades for Well Street from Station 15+50 through Station 17+20.
13. [SLDO:602.09] – Several horizontal street alignments do not comply with the minimum radius requirements. The Applicant is requesting a waiver of this requirement.
14. [SLDO:602.12.5] – The cartway edge at intersections shall be rounded by a tangential arc with a minimum radius of thirty (30') feet for minor streets. The Applicant is requesting a waiver of this requirement.
15. [SLDO:603.06] – Indicate the typical parking space dimensions conforming to the requirements of this section. Dimension must be clear and legible.
16. [SLDO:604.02.6] – Curb cuts and ramps shall conform to ADA guidelines.
17. [SLDO:605.02] – The minimum length of any one side of a residential block shall be three hundred (300') feet. The Applicant is requesting a waiver of this requirement.

18. [SLDO:607.03] – The ownership and maintenance responsibilities for the storm water management facilities, entrance features, and common areas must be reviewed by the Township Solicitor.
19. [SLDO:609] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of land development activities associated with this plan. However, earthmoving may continue under the terms and conditions of the Tyson Commons Plan and Permit.
20. [SLDO:611.02.e) & ZO:207.9 (9)] – Provide a landscape plan that includes landscaping required by the village overlay zone, residential buffering, the conditions of the conditional use, etc. Because of the various landscaping requirements provide a landscaping schedule or document that includes the ordinance name, ordinance section, ordinance requirement and landscaping provided in fulfillment of the requirement. The Applicant desires to defer this requirement until such time as the final plan which includes such area is prepared and submitted for review.
21. [SLDO:614.03] – Emergency Management Council (EMC) review and approval is required.
22. [SLDO:615] – Recreational Advisory Council (RAC) review and approval is required.

STORMWATER MANAGEMENT ORDINANCE of 2003 (SWMO):

23. [SWMO:304.03.5] – Review the information presented on the plans, details and calculations for consistency. Several discrepancies were noted.

24. [SWMO:304.03.8] – Provide a drainage area map that includes the drainage area to each structure in the collection and conveyance systems. Note: the drainage area boundaries must correspond to the overall post development drainage area boundaries.
25. [SWMO:304.04.3] – Any groundwater recharge or infiltration systems such as those proposed with this project will require the submission of the plans and data certified by a professional experienced and educated in geotechnical engineering and soil mechanics. Also, the plans and reports must include the information required by SWMO Sections 304.04.3, and 402.07. The Applicant is requesting a waiver of this requirement.
26. [SWMO:304.04.4] – Provide plans, design calculations and descriptions of all erosion and sedimentation control measures. The applicant desires to defer this requirement until such time as the final Plan which includes such area is prepared and submitted for review.
27. [SWMO:304.04.5] – Any storm water management facilities not fully located within a public right-of-way will require easements. This includes inter-lot swales and channels which drainage more than one lot. Also, increase the eastern (right side) extents of the plan view on sheet 8 of 51 such that the required information can be verified.
28. [SWMO:304.04.9] – Include a schedule for installation of control measures and devices based on the proposed phasing of construction.
29. [SWMO:304.05.5] – Correct storm piping and utility conflicts. Also, the location and depth of utility crossovers shall consider the pipe wall thicknesses in the computation.



30. [SWMO:402.02] – Provide a qualitative analysis for the safe conveyance of the one hundred year storm thru the site assuming complete failure of the storm sewer system.
31. [SWMO:402.06] – For basins designed to fully dewater, a minimum slope of two (2%) percent or a paved low flow channel of at least one (1%) percent shall be provided for all storm water basins. The Applicant is requesting a waiver of this requirement.
32. [SWMO:402.06] – Provide stage-discharge data for basin #2. Also, for basin #4, the information presented in the details is not consistent with the information used to generate the stage-discharge table.
33. [SWMO:402.08.4] – Access must be restricted to basins with side slopes greater than five (5) horizontal to one (1) vertical or a waiver requested for same. Indicate on the plans, the measures that will be used to restrict access.
34. [SWMO:402.09.4] – Where pipes are proposed with slopes less than one (1%) percent provide evidence that the flow velocity in the pipe during the twenty-five (25) year design storm will be a minimum of 2½ feet per second.
35. [SWMO:402.09.5] – In accordance with PaDOT's DM2, chapter 10, when pipe sizes change at a drainage structure, where possible, the invert elevation shall be designed to match the pipe crowns.
36. [SWMO:402.10] – Designer shall verify that flow depths shall not exceed two (2") inches in a gutter condition and one half (1/2") inch across intersections or travel lanes. Applicant shall verify compliance at approaches to all low points (establish minimum grade and corresponding flow depth).

37. [SWMO:402.10] – Inlets shall be along the curb line and are not permitted along the curb radius at an intersection.

GENERAL COMMENTS:

38. The status of some of the lots needs clarification. The “Phase Data” on Sheet 6 indicates three (3) proposed commercial lots, which should be identified on the plan.
39. Locations of existing and proposed water lines should be shown.
40. If all streets within the development are to be private, maintaining the large street system by a homeowner’s association may be difficult to manage.
41. Approval from the Silver Spring Township Authority is required.
42. A revised planning module or planning module waiver is required.
43. The maximum basin depth as measured for the emergency spillway crest to the bottom of the basin shall not exceed six (6’) feet.

The motion carried with Supervisor DiFilippo casting a negative vote.

PENNSY SUPPLY/SILVER SPRING  
TOWNSHIP/SILVER SPRING  
TOWNSHIP AUTHORITY 2005-8F

a. Plan Reapproval as Revised

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the revised Pennsy Supply/Silver Spring Township/Silver Spring Township Authority final subdivision plan, 2005-8F, conditioned upon the completion of all engineering comments and Silver Spring Township Authority concurrence with plan revisions.

The motion carried.

b. Agreement

On a LeBlanc/Eakin motion, the Board of Supervisors tabled the agreement for the Pennsy Supply/Silver Spring Township/Silver Spring Township Authority final subdivision plan, 2005-8F.

The motion carried.

THE HILLS AT SILVER SPRING  
(HENLOR/LEHMAN) 2005-9P –  
HIGHWAY OCCUPANCY PERMIT  
LETTER OF ACKNOWLEDGEMENT

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors tabled the request for the Highway Occupancy Permit Letter of Acknowledgement for The Hills at Silver Spring (Henlor/Lehman) preliminary subdivision plan, 2005-9P.

The motion carried.

SILVER SPRING SQUARE PROJECT  
LD2005-9F ON BEHALF OF GEORGE  
MUMMAU-HIGHWAY OCCUPANCY  
PERMIT LETTER OF  
ACKNOWLEDGEMENT

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the request for the Highway Occupancy Permit Letter of Acknowledgement for the Silver Spring Square Project land development plan, LD2005-9F, on behalf of George Mummau, provided the access be limited to a “right-in, right-out” movement and engineering comments provided by Dawood Associates.

The motion carried with Supervisor LeBlanc casting a negative vote.

HILLSIDE FARMS PHASES III & IV  
2000-19F – STREET ACCEPTANCE

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the dedication of the streets for the Hillside Farms Phases III & IV final subdivision plan, 2000-19F, conditioned upon receipt of an 18 month maintenance bond in the amount of \$132,634.

The motion carried.

GROWING GREENER CONCEPT  
RESOLUTION 2006-12

Supervisor DiFilippo, representing the Land Preservation Committee, discussed the changes made in the suggested Growing Greener Concept Resolution with the Board.

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors adopted Resolution 2006-12 to authorize using grant funds to incorporate the Growing Greener Concept within the Comprehensive Plan and Land Use Ordinances of the Township of Silver Spring.

The motion carried.

COHEN TELECOMMUNICATIONS  
CABLE RESOLUTION 2006-13

No action was taken by the Board of Supervisors on Resolution 2006-13 which would oppose both state and national franchising legislation currently being considered by the Pennsylvania State Legislature and the United States Congress.

APPOINTMENTS  
ZONING HEARING BOARD

On a Pierce-McLain/Eakin motion, the Board of Supervisors appointed Karen Best as an alternate to the Zoning Hearing Board for a term ending December 31, 2008.

The motion carried.

LIAISON/PRIORITY REPORTS

Supervisor Eakin had no Planning Commission report. Due to lack of a quorum, the meeting was rescheduled for Thursday, May 11, 2006 at 7:00 p.m.

Supervisor Eakin reported she cannot attend the Cumberland County Municipality Advisory meeting on May 23, 2006 and Supervisor LeBlanc offered to attend in her place.

Supervisor Pierce-McLain reported from the Zoning Hearing Board that the Barbara Banks variance request for screening was approved. Supervisor Pierce-McLain also

reported that 1 pylon sign and 2 building signs were approved for Rite-Aid, the Sutliff Hummer training track request was approved, and the Hoke variance request was approved for horses on their property. Lastly, she reported that Silver Spring Square building height variance requests were approved for the clock tower for Wegmans and also one for the Target store tower.

Supervisor LeBlanc reported that West Shore COG now has its 33<sup>rd</sup> member, South Hanover, and are considering the addition of Central Dauphin School District.

Supervisor DiFilippo reported that the Business Advisory Council is planning a meeting to be in held in June and will advise Board when a date is set.

Meeting minutes were provided on the Land Preservation Committee. At the April meeting the committee drafted the resolution that was presented tonight. John Murphy, Alpha Engineering, presented ideas on how you can preserve land and still build developments. The Growing Greener Grant request was submitted and should be awarded by June 15, 2006.

Supervisor Latta had nothing to report from the Authority.

#### MANAGER'S REPORT

Mr. William Cook gave the following Manager's Report:

U.S. Representative Platts will be holding a Town Meeting on June 5, 2006 at 7:30 pm. at the Township meeting room.

Millers Gap Road drainage update – Cuomo's portion is nearing completion and project work is continuing.

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors authorized the Township Solicitor to consolidate the existing Police Pension Ordinances and add changes to include the Act 30 benefit provision be included into the one Police Pension Ordinance.

The motion carried.

Supervisor Eakin provided a list of facility planners to staff.

EXECUTIVE SESSION

The Board went into executive session to discuss a litigation issue and personnel matter at 7:03 p.m. and returned at 8:30 p.m.

OTHER PERTINENT BUSINESS

ROONEY FELMLEE DJ APPEAL  
FILING

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized the Township Solicitor to file a complaint in response to the Rooney Felmlee appeal.

The motion carried.

BOARD OF SUPERVISORS  
WORKSHOP MEETINGS

On an Eakin/LeBlanc motion, the Board of Supervisors changed the time for the Workshop meetings for July through December 2006 to 5:00 pm on the 2<sup>nd</sup> Wednesday of the month.

The motion carried.

HIRING NEW POLICE OFFICER

Supervisor LeBlanc asked the status of hiring a new officer. Chief advised that 15 applications have been received and Friday May 12, 2006 will be the deadline for receiving applications. Applicants will be called in to participate in a physical fitness test before interviewing. Consideration of hiring 1 full-time and 3 part-time officers will be placed on a future meeting agenda.

PATROLMAN BASSLER

Supervisor Latta suggested a welcome back celebration for Patrolman Bassler when he returns.

AUDITING JOB RESPONSIBILITIES

Supervisor Latta suggested that the Board consider the possibility of a job audit to evaluate responsibilities for Township employees before the new building is planned.

SPEED LIMIT ON DEWALT DRIVE

Supervisor DiFilippo questioned the status of the Dewalt Drive speed limit analysis. Bony Dawood was not available to respond to the concern.

KOPPENHAVER LOT 15A-  
WHITE BIRCH FARM

Supervisor DiFilippo asked if the Koppenhaver Lot 15A White Birch Farm request would be on the next agenda. Mr. Bill Cook advised that it will be on the May 24, 2006 agenda.

WOODS DRIVE ISSUES

Supervisor DiFilippo questioned the status of the Woods Drive signage. Signage was installed on Woods Drive that notifies drivers of a reduction in the road width and Mr. Dawood will review if lines need to be painted.

WEBSITE UPDATE

Supervisor DiFilippo asked the status of the website. Mr. Bill Cook advised that the Recreation Department is reviewing its section and staff is looking at the most recent updates. A decision is needed on how to display the departments by either static list or drop down box.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:44 p.m. on a Pierce-McLain/DiFilippo motion.

The motion carried.

Recorder: \_\_\_\_\_  
Sue Ellen Adams

APPROVED: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary